



महाराष्ट्र शासन राजपत्र

असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष ५, अंक ७६]

सोमवार, फेब्रुवारी २४, २०१४/फाल्गुन ५, शके १९३५

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असाधारण क्रमांक २६

प्राधिकृत प्रकाशन

URBAN DEVELOPMENT DEPARTMENT

Mantralaya, Mumbai 400 032, dated the 24th February 2014

Notice

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No. TPS. 1212/79/CR-60/2012/(Part-2)UD-12.—Whereas, the Regional Plan alongwith Development Control Regulations for the Mumbai Metropolitan Region (hereinafter referred to as “ the said Regional Plan ”) has been sanctioned by the State Government in the Urban Development Department *vide* Notification No. TPS. 1297/1094/CR-116/97/UD-12, dated the 23rd September 1999, as per the provisions of section 15 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as “ the said Act ”), which has come into force with effect from the 1st December 1999 ;

And whereas, the State Government has formulated Housing Policy for the State of Maharashtra with the main objective of providing affordable housing for the poor and the needy ;

And whereas, in order to increase the housing stock through construction of rental housing units in large numbers in the Mumbai Metropolitan Region, the Government. had appointed the Mumbai Metropolitan Region Development Authority (MMRDA) as the Project Implementing Agency for the Rental Housing Scheme in the Mumbai Metropolitan Region *vide* Notification No. TPS. 1208/MMR/CR-389/08/UD-12 dated 26th November 2008 and incorporated the Regulations for Rental Housing Scheme in the Development Control Regulations for the said Regional Plan ;

And whereas, considering the need for rationalizing the Rental Housing Scheme and to make the Rental Housing Scheme more effective as well as to suggest the strategy for maintenance and management of Rental Housing stock, the Government had constituted a Committee *vide* Government Resolution No. Misc/2009/1301/C.R. 271/09/UD-12 , dated 17th May 2012 (hereinafter referred to as ‘the said Committee’);

And whereas, the said Committee submitted its final Report (Part-2) to the Government on 7th February 2013 ;

And whereas, after considering the Committee’s recommendations, the Government is of the view that the Rental Housing Scheme should be replaced by “ Affordable Housing Scheme ” (hereinafter referred to as ‘the Scheme’) which should be implemented only on the lands situated within the limits of

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the Urban Local Bodies (ULBs) in the Mumbai Metropolitan Region (MMR), excluding the area under the Municipal Corporation of Greater Mumbai, the Municipal Corporation of Navi Mumbai and the Matheran Municipal Council and should not be implemented further in the Regional Plan area of the Mumbai Metropolitan Region ;

And whereas, accordingly as per the provisions contained in sub-section (1AA) of section 37 of the said Act, the Government has issued a Notice No.TPS. 1212/79/C.R.60/12/UD-12, dated 30th November 2013 for inviting suggestions and/or objections from the general public in respect of the proposed modification to the Development Control Regulations of the Urban Local Bodies (ULBs) in the Mumbai Metropolitan Region (MMR), excluding the area under the Municipal Corporation of Greater Mumbai, the Municipal Corporation of Navi Mumbai and the Matheran Municipal Council, as described in the Schedule appended to the said Notice ;

And whereas, it is further necessary to make necessary modification in the Development Control Regulations of Regional Plan of the Mumbai Metropolitan Region by following the procedure laid down under section 20 of the said Act, so as to provide that the Rental Housing Scheme shall be discontinued in the area of the Mumbai Metropolitan Regional Plan and only the Rental Housing Projects in respect of which locational clearance has been granted by the MMRDA and commencement certificate has been issued by the concerned Planning Authority before the date of publication of the Notice regarding this Modification under section 20(3) of the Maharashtra Regional and Town Planning Act, 1966 in the *Official Gazette*, (hereinafter referred to as the cut-off date) shall be allowed to continue in accordance with the provisions of the Rental Housing Scheme as applicable on the cut-off date (hereinafter referred to as “the said modification”).

Now therefore, in exercise of the powers conferred under sub-section (3) of section 20 of the said Act, the State Government hereby publishes this Notice for inviting suggestions and / or objections in respect of the said modification from the general public within 30 days from the date of publication of this Notice in the Government of Maharashtra *Official Gazette*. The suggestions and / or objections shall be addressed to the Joint Director of Town Planning, Konkan Division, Kokan Bhavan, 3rd Floor, Navi Mumabi 400 614, who is hereby authorised to hear suggestions and/or objections which may be received within the aforesaid prescribed period and submit his report to the Government. Only the suggestions and/or objections received within the aforesaid stipulated period shall be considered by the Government.

A copy of the said modification is kept open for inspection by the general public during office hours at the following offices in Mumbai Metropolitan Region :—

- (1) The Metropolitan Commissioner, Mumbai Metropolitan Region Development Authority, Bandra-Kurla Complex, Bandra (E.).
- (2) The Joint Director of Town Planning, Konkan Division, Kokan Bhavan, 3rd Floor, Navi Mumbai 400 614.
- (3) The Collector, Thane.
- (4) The Collector, Raigad.
- (5) Assistant Director of Town Planning, Thane Branch, Collector Office, Court Naka, Thane.
- (6) Assistant Director of Town Planning, Alibag Branch, Nirdhar Tilak Chowk, Alibag, Dist. Raigad.

This Notice shall also be available on the Government web site www.maharashtra.gov.in.

By order and in the name of the Governor of Maharashtra,

SANJAY V. PAWAR,
Section Officer.